# \$524,900 - 10348 36a Avenue, Edmonton

MLS® #E4447335

### \$524,900

5 Bedroom, 2.50 Bathroom, 1,186 sqft Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this spacious 3+2 bedroom bungalow located in the desirable Duggan community! Offering over 2,200 sq ft of living space, this home has a perfect layout for growing families, multi-generational living, or investment ownership. The main floor features a bright living area, 3 bedrooms including a primary with 2-pc ensuite, and a 4-pc main bath. The fully developed basement includes an in-law suite with 2 additional bedrooms, a 4-pc bath, and large open family room as a second living space. Enjoy the oversized 24x24 insulated and heated double detached garage, RV parking, and a large yardâ€"ideal for outdoor enjoyment. Built in 1972, this home has been nicely maintained with updated basement bathroom and new roof in 2023. Situated on a quiet street close to public transportation, parks, schools, and shopping. A solid home in an excellent locationâ€"don't miss this opportunity!





Built in 1972

#### **Essential Information**

MLS® # E4447335 Price \$524,900

Bedrooms 5
Bathrooms 2.50
Full Baths 2

Half Baths 1

Square Footage 1,186
Acres 0.00
Year Built 1972

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 10348 36a Avenue

Area Edmonton
Subdivision Duggan
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 2H6

## **Amenities**

Amenities On Street Parking, Open Beam, Vaulted Ceiling

Parking Spaces 4

Parking Double Garage Detached, Heated, Insulated, Over Sized, RV Parking

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two

Heating Forced Air-1, Natural Gas

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

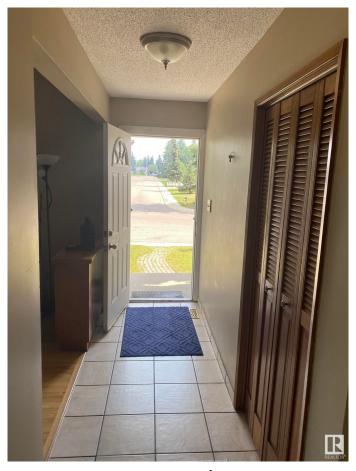
Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 11th, 2025

Days on Market 16

Zoning Zone 16



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Listing information last updated on July 27th, 2025 at 7:47am MDT